

PARTITION PLAT NO. P-39 -2020

A replat of a portion of Block 61, TOWN OF CENTRAL POINT and Lots 2 through 6, Block 7, OAK PARK ADDITION, being located in the Southwest One-quarter of the Southeast One-quarter of Section 3, Township 37 South Range 2 West of the Willamette Meridian, in the city of Central Point, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MDP Investments LLC, an Oregon limited liability company, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith and have caused this tract of land to be surveyed and platted into parcels, with the number of each parcel and the course and length of all lines are plainly set forth, that this plat is a correct representation of this partition, and that the resultant parcels are subject to the existing easements of record and as depicted on the accompanying plat.

IN WITNESS WHEREOF, signed this 4 day of November, 2020.

Matthew Duste signature, MATTHEW DUSTE (Member, MDP Investments, LLC)

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on Nov. 4, 2020, by Matthew Duste.

Andrea Hoagson signature, NOTARY PUBLIC-OREGON (PRINTED NAME)

COMMISSION NO.: 1000922 MY COMMISSION EXPIRES: 6-18-2024

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument Client's property pursuant to the Tentative Partition Plat as conditionally approved by the City of Central Point Planning Commission April 10, 2020, File Number PAR-20001.

PROCEDURE: Records utilized: Instruments Numbered 2013-025035, 2013-025040 and 2019-005079 of the Official Records of Jackson County, Oregon; "The Town of Central Point" recorded June 4, 1887, Volume 13 at Pages 582 to 585 of the Deed Records of Jackson County, Oregon, and being accepted as an annex to the original plat recorded February 29, 1887, Volume 2 of Plats at Page 56 of the Records of Jackson County, Oregon; Oak Park Addition, approved by County Commissioners Court February 7, 1910, in Volume 13 at Page 459 of the Commissioners Journal of Proceedings and recorded February 10, 1910, in the office of the County Clerk (Volume and Page are not depicted); and, Surveys Numbered 518, 5670, 7505, 8541, 20144, 20253 and 21015, all as filed in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble R10 GNSS equipment; Trimble SX10 Robotic Instrument; Trimble TSC1 data collector with Trimble Access Software; Trimble Business Center and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 93.312(c)).

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system. The basis of bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

Subject tract boundaries were resolved as follows: Established street centerlines by holding the found monuments per Surveys Numbered 20144 and 20253 at the centerline intersections of Maple Street and Laurel Street with First Street, a tie to Control Point Number 4, the bearing of South 35°25'48" East, and the stationing at the intersections of Maple Street and Laurel Street with Front Street, per Survey Number 21015. From which, applied the plat record widths to establish the rights-of-way of said streets, thereby establishing the blocks and the alley way per said plats (Town of Central Point and Oak Park Addition), thence computed the interior lots therein. Utilizing these resolved boundaries, utilized Instrument Number 2019-005079 to establish the property boundaries, less and excepting those rights-of-way dedicated per Instruments Numbered 2013-025035 and 2013-025040. Utilizing said approval by the City of Central Point, computed Parcels 1 and 2 as depicted on Sheet 2 of this plat.

Monuments were established, as depicted hereon, on April 21, 2020.

PREPARED FOR:

DUSTY'S TRANSMISSIONS 250 North Front Street Central Point, OR 97502

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property described in Instrument Number 2019-005079 of the Official Records of Jackson County, Oregon, being a portion of Block 61 of the plat entitled "The Town of Central Point" (recorded June 4, 1887, Volume 13 at Pages 582 to 585 of the Deed Records of Jackson County, Oregon, and being accepted as an annex to the original plat recorded February 29, 1887, Volume 2 of Plats at Page 56 of the Records of Jackson County, Oregon) and Lots 2 through 6, Block 7, Oak Park Addition (approved by County Commissioners Court February 7, 1910, in Volume 13 at Page 459 of the Commissioners Journal of Proceedings and recorded February 10, 1910, in the office of the County Clerk; of which, the Volume and Page are not depicted on said plat), as now surveyed and more particularly described as follows:

Beginning at the northwest corner of that tract of land described in Parcel II of said Instrument Number 2019-005079 and being the northeast corner of Instrument Number 2013-025035 of the Official Records of Jackson County, Oregon; thence North 54°34'58" East, along the line common of the southerly right-of-way of Maple Street and the north boundary of said Lot 6, Block 7, Oak Park Addition, 54.04 feet to an angle point of said Parcel II, Instrument Number 2019-005079; thence leaving said Maple Street, and along the north-easterly and northerly boundaries of said Parcel II the following courses: South 35°33'56" East, 50.46 feet; thence North 55°54'34" East, 6.42; thence North 33°22'21" West, 5.34 feet; thence North 54°38'59" East, 34.08 feet to intersect the westerly right-of-way of an alley and the easterly boundary of said Lot 6, Block 7, Oak Park Addition; thence South 35°25'26" East, along the common boundary of said alley right-of-way and the easterly boundary of Lots 3, 4, 5 and 6, Block 7 of said Oak Park Addition and the east boundary of the lot within Block 61 of said Town of Central Point, 255.93 feet to intersect the northerly right-of-way of Laurel Street at the southeast corner of last said lot; thence leaving said alley right-of-way, South 54°34'39" West, along said northerly right-of-way of Laurel Street, 100.33 feet to intersect the easterly right-of-way of Front Street at the southeast corner of Instrument Number 2013-025040 of the Official Records of Jackson County, Oregon; thence leaving said northerly right-of-way, North 35°25'48" West, along said easterly right-of-way of Front Street and the northeasterly line of said Instruments Numbered 2013-025035 and 2013-025040, 301.22 feet to the Point of Beginning.

Cael E. Neathamer signature, Surveyor

NOTES:

Pursuant to a Preliminary Title Report prepared by First American Title Company of Oregon, pursuant to an Order Number of 7169-3408635, the subject property may be subject to the following matters of record:

City liens, if any, of the City of Central Point.

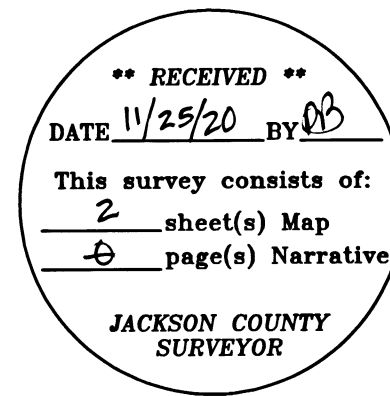
The subject property is within and subject to the statutory powers of the Rogue Valley Sewer Services.

The rights of the public in and to that portion of the subject property within the limits of streets, roads and highways.

250-foot wide slope easements per Instruments Numbered 2013-025035 and 2013-025040 of the Official Records of Jackson County, Oregon. (Depicted).

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer signature, Surveyor



APPROVALS:

CITY OF CENTRAL POINT PLANNING FILE NUMBER: PAR-20001

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, that this plat is hereby approved:

Community Development Director signature, Date 11/4/2020; Public Works Director signature, Date 11/4/2020

Examined and approved this 6 day of November, 2020.

Scott signature, 23214, Jackson County Surveyor File Number

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of November 25th, 2020.

Shannon Bell signature, Tax Collector; Deputy signature, Deputy

Examined and approved as required by O.R.S. 92.100 this 25th day of November, 2020.

Dave Amasmith signature, Assessor; Robby Thurston signature, agent Deputy

Examined and approved by Rogue Valley Sewer Services this 16th day of November, 2020.

General Manager/District Engineer signature

RECORDING

FILED FOR RECORD THIS THE 25th DAY OF November, 2020, AT 12:42 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-39 -2020, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 31, PAGE 39.

Christine D Walker signature, County Clerk; Heather Simpson signature, Deputy

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: October 27, 2020 PROJECT NUMBER: 20010

**PARTITION PLAT NO. P-39 -2020**

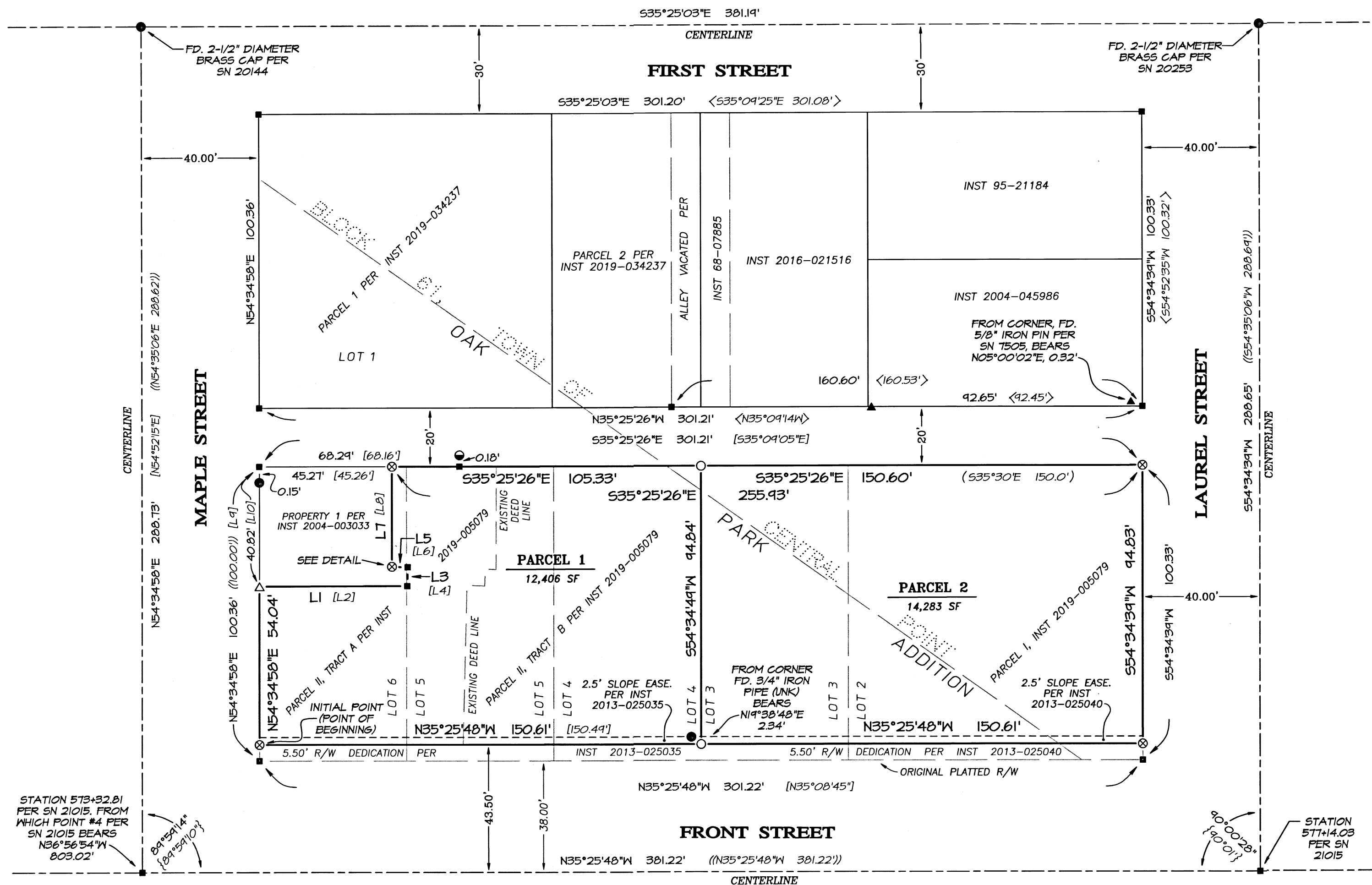
A replat of a portion of Block 61, TOWN OF CENTRAL POINT and Lots 2 through 6, Block 7, OAK PARK ADDITION, being located in the Southwest One-quarter of the Southeast One-quarter of Section 3, Township 37 South Range 2 West of the Willamette Meridian, in the city of Central Point, Jackson County, Oregon.

**PREPARED FOR:**

DUSTY'S TRANSMISSIONS  
250 North Front Street  
Central Point, OR 97502

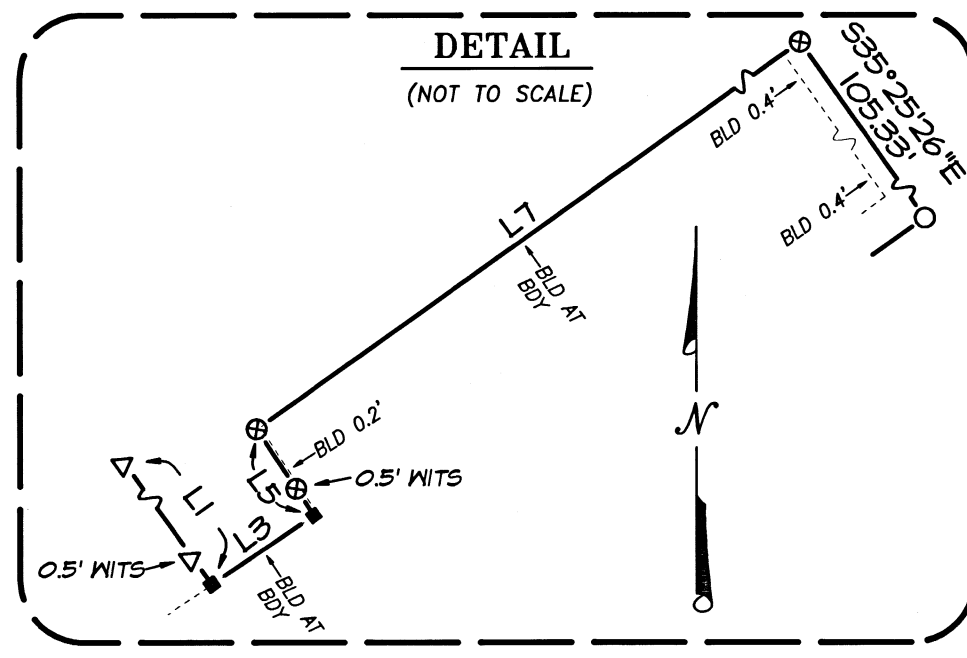
**LEGEND:**

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long Iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 24-inch long Iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a set 040 caliber shell casing, tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter Iron pin per SN 518, or as otherwise noted.
- Indicates a found 5/8-inch diameter Iron pin per SN 5670.
- ▲ Indicates a found 5/8-inch diameter Iron pin per SN 7505.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record deed information.
- { } Indicates record information per SN 518.
- [ ] Indicates record information per SN 5670 and/or SN 8541.
- < > Indicates record information per SN 7505.
- (( )) Indicates record information per SN 21015.
- UNK Indicates a found monument of Unknown Origin.
- WITS Indicates a set Witness Monument.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- BLD Indicates a Building Line.
- BLD→ Indicates the distance and which side from the boundary line that a Building is located.



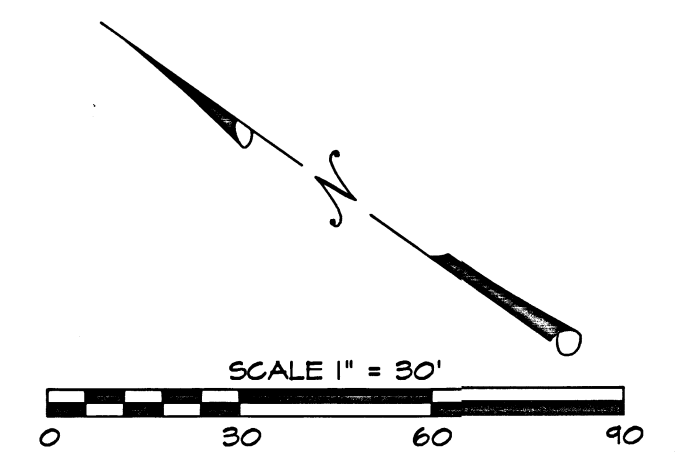
STATION 573+32.81 PER SN 21015. FROM WHICH POINT #4 PER SN 21015 BEARS N36°56'54"W 803.02'

STATION 571+4.03 PER SN 21015



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S35°33'56"E	50.46'
L2	S35°17'35"E	50.46'
L3	N55°59'39"E	6.42'
L4	S56°16'00"W	6.42'
L5	N33°22'21"W	5.39'
L6	N33°06'00"W	5.39'
L7	N54°38'59"E	34.08'
L8	N54°55'20"E	34.08'
L9	N54°52'15"E	100.31'
L10	N54°52'15"E	40.82'



I hereby certify that this is an exact copy of the original.  
*Cael E. Neathamer*  
Surveyor

**BASIS OF SURVEY:**

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Reference Notes for complete description.

**PREPARED BY:** Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

**PLOT DATE:** October 27, 2020 **PROJECT NUMBER:** 20010

Sheet 2 of 2 © CN TH

**\*\* RECEIVED \*\***  
DATE 11/25/20 BY PB  
This survey consists of:  
2 sheet(s) Map  
8 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Cael E. Neathamer*

OREGON JULY 9, 2001  
CAEL E. NEATHAMER 56545  
Renewal Date 12/31/20